

City of Alexandria Development Fact Sheet

Eisenhower East Small Area Plan

2425 Eisenhower Avenue, Block 6C Retail

DSUP#2018-00013

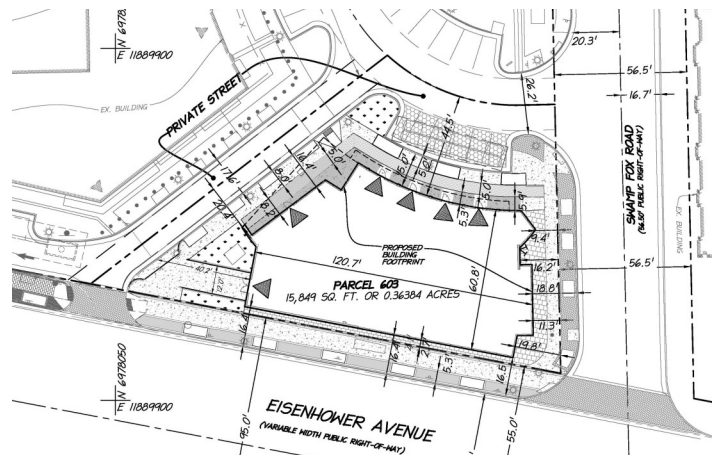
PROJECT DESCRIPTION

An applicant proposes through a Development Special Use Permit (DSUP) to construct a 7,752 square foot, one-story retail building at the property known as Hoffman Town Center – Block 6C, located at 2425 Eisenhower Avenue. The development will complete the semi circle of existing retail buildings at the Town Center Plaza and include:

- > High-quality and contemporary building design and architecture;
- > Five retail entrances along the north and west side of the building; and,
- > Six existing off-street parking spaces.

KEY ISSUES

Key issues that have been addressed by City Staff, include screening of the proposing loading area at the southwest corner of the building.



- Site Plan



- South Elevation



- North Elevation

2425 Eisenhower Avenue, Block 6C Retail

DSUP#2018-00013

Eisenhower East Small Area Plan

Site Address: 2425 Eisenhower Avenue		Lot Area: 0.36 acres (15,849 SF)	
Current Zone: CDD #2 Proposed Zone: CDD #2		Current Use: Vacant Proposed Use: Retail	
	Existing	Permitted/Required	Proposed
Maximum Allowable Floor Area	0 SF	7,882 SF	7,752 SF
Parking	6 spaces	Maximum of 16 spaces	6 spaces
Yards / Setbacks	n/a	n/a	North: 44.5 feet East: 9.4 feet South: 2.7 feet West: 20.4 feet
Open Space	n/a	n/a	2,765 SF (17% of site)
Height	none	150 feet	29.54 feet
Requested Zoning Modifications and Special Use Permits (SUPs): none			

PROJECT TIMELINE

- > **July 19, 2018.** Carlyle/Eisenhower East Design Review Board meeting.
- > **September 27, 2018.** Carlyle/Eisenhower East Design Review Board meeting.
- > **December 6, 2018.** Project is presented to Planning Commission.
- > **December 15, 2018.** Project is presented to City Council.

CONTACT INFORMATION

Project Planner

Anna Franco

Phone

703.746.3896

Email

anna.franco@alexandriava.gov

City of Alexandria

Department of Planning and Zoning
Development Division

301 King Street, Room 2000

Alexandria, Va. 22314

alexandriava.gov/development

Updated 11/14/2018

